

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 13, 1970

Appeal No. 10397 Providence Hospital, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 19, 1970:

ORDERED:

That the appeal for permission to locate additional accessory parking spaces partly in front of building at 1150 Varnum Street, N.E., Lot 15, Square 3894, be granted conditionally.

EFFECTIVE DATE OF ORDER -- August 20, 1971

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. The property is improved with a hospital with parking area.
3. The appellant proposes to provide 80 additional accessory parking spaces partly in front of the building. (See Ex. 2)
4. The hospital has approximately 367 beds with 308 parking spaces. This, in connection with other uses on the site, requires additional parking spaces.
5. The Department of Highways and Traffic offered no objection to the granting of this appeal.
6. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the establishment of this accessory parking will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to the other uses on the site. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- a. The grading and landscaping shall be as shown on Exhibit 9-A.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather, impervious surface.
- c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT, D.C.

ATTESTED:

BY:

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.